

CARLISLE PLANNING BOARD

MINUTES

APRIL 8, 1991

Present:

Vivian F. Chaput, Chairman
Stephen P. Tobin
Sylvia J. Sillers
Phyllis W. Hughes
George B. Foote
Scott Evans
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:00 p.m.

Cleverdon, Varney & Pike out of business

Mrs. Olden reported a just-concluded conversation with John Anthony, who said that Cleverdon, Varney & Pike have gone into bankruptcy and that he is available to provide inspection services for projects until the Board selects another firm.

The members instructed the Planner Assistant to use the following sources for possible firms and to contact them about their current rates and their willingness to inspect projects previously reviewed and inspected by Cleverdon, Varney & Pike: the Executive Secretary, the state Board of Engineers, other Planning Boards, the yellow pages, and the Federation of Planning Boards.

Mr. Foote urged the Board to decide to plan to use an engineering firm and not a non-registered individual for current inspections. Ms. Sillers said that any other arrangement would put the Board at risk. On motion by Mr. Foote seconded by Ms. Sillers, the members voted unanimously that the Board will hire an engineering firm to act as inspector for the Planning Board.

Confirmation of approval of Senkler common driveway plan off Curve Street

At the request of one of the applicants, George Senkler, the members voted unanimously to arrange to endorse the plan entitled "Proposed Common Driveway Plan in Carlisle, Mass. (Middlesex County) For: Senkler," dated Nov. 20, 1989, Rev. Jan. 25, 1990, March 2, 1990, March 19, 1990, March 23, 1990 by Stamski and McNary, Inc., "The undersigned, being the majority of the Carlisle Planning Board, hereby certify that the approval of this plan has not been modified, amended or rescinded, nor the plan changed," after receipt of a letter from Stamski and McNary stating that the only difference between the plan originally

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submitted and approved and the currently-submitted plan is the new signature block.

Public hearing on request for extension of Special Permit for Common Driveway - Ballantine - North Road

At 8:47 p.m., Chairman Chaput called to order the public hearing on the petition of John Ballantine for extension of a previously granted Special Permit for a common driveway off North Road. No member of the public was present. After Mr. Ballantine explained that the market is not right for him to develop the land, on motion by Mr. Foote seconded by Ms. Hughes, the members voted unanimously to extend the Special Permit first granted on September 4, 1984, amended November 26, 1984, and amended September 26, 1988, recorded in Middlesex District Registry of Deeds Book 2911 Page 312 and Book 2910 Page 279, and extended on March 26, 1990, until April 8, 1992. Chairman Chaput closed the public hearing at 8:50 p.m.

Bills

The members authorized payment of bills as presented. Ms. Chaput thanked Mr. Tobin for his efforts in revising the proposed budget for next year almost on a weekly basis in response to requests from the Finance Committee.

Minutes

On motion by Mr. Foote seconded by Mr. Evans, the members voted unanimously to approve the minutes of the March 11, 1991, meeting, with the necessary corrections in the list of members present.

Assistance with Master Plan

Ms. Chaput said that she had received the requested CV from Floyd Taylor and that Mr. Taylor has expressed his willingness to help with the Master Plan in the area of water supply and quality. Mr. Evans took the CV.

Elizabeth Ridge Road on Town Warrant

On motion by Ms. Sillers seconded by Mr. Foote, the members voted unanimously to support acceptance of Elizabeth Ridge Road at Town Meeting on the basis that the road was inspected in 1989 and found to have been completed in accordance with the Board's rules and regulations.

Request for extension of Ice Pond Road definitive plan approval

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After discussing the status of compliance with the conditions of the approval for the Ice Pond Road definitive plan, the members agreed to withhold action on the applicant's request dated April 4, 1991, for extension of the term of approval for the Ice Pond Road Definitive Subdivision Plan that is the basis for his Conservation Cluster Plan (curved road) until there is satisfactory progress in meeting condition #3. The members instructed the Planner Assistant to prepare a letter for Chairman Chaput's signature stating that the Board believes that the Brooks property has been sold, that the access documents executed by the Brooks have not been recorded, and that therefore there is no easement for access to the fire pond on that property.

Request for acceptance of Lender's Agreement for Cranberry Hill

Mrs. Olden reported that she had received a request from the applicant for the Board to accept and sign a Lender's Agreement as guarantee for completion of the road in the Cranberry Hill subdivision which requires more review than she had time for in preparation for this meeting. The members instructed her to review the document and write to the applicant about any problems she finds.

Public Hearing on proposed regulation change

At 9:40 p.m., Chairman Chaput called to order the public hearing on proposed regulation changes. The members continued their review of the proposed changes. On motion by Mr. Foote seconded by Ms. Hughes, Mr. Foote, Ms. Hughes, Mr. Tobin and Mr. Evans voted to establish a fixed application fee of \$200 for conservation cluster Special Permits. Ms. Chaput and Ms Sillers abstained. The members instructed Mrs. Olden to put all of the material relating to the establishment of fees in a file in the Board's records. At 11:50 p.m., Chairman Chaput continued the public hearing to May 13, 1991, at 8:15 p.m.

Land Use Forum subscription

On motion by Mr. Foote seconded by Ms. Hughes, the members voted unanimously to subscribe to Land Use Forum for \$65 a year.

Meeting schedule

The members agreed on April 22 for a Master Plan meeting at Ms. Hughes home and May 13 for the next meeting for regulatory business.

Last meeting for Sylvia Sillers after 10 years of service

As the meeting was adjourning, it was announced that Ms. Sillers

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does not plan to attend the April 22 meeting and that tonight was to be her last meeting after serving two terms on the Board. Ms. Chaput thanked Ms. Sillers for her service and especially for her contribution in frequently encouraging the Board to think about matters and issues from a different point of view.

Meeting adjourned at 11:50 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant